



The
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Partnership

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58 Fernhurst Drive
Pensnett

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58 Fernhurst Drive, Pensnett, Brierley Hill DY5 4PU

This 4 Bedroom Detached Family Home has been improved and extended offering surprising large Ground Floor accommodation including the addition of a separate Sitting Room and a Conservatory which compliments the original Lounge and separate Dining Room. There is also a good size Kitchen and useful Guest Cloakroom.

The 1st Floor also benefits from 4 Bedrooms, all having wardrobes and there is a refitted En-Suite to Bedroom 1 and a refitted Bathroom.

There is also gas central heating, double glazing, a log burner that is linked to heating and water system and a large Garage.

By virtue of its end position, the property benefits from a Rear & Side Garden and as well as the front Driveway, there is an additional Gated Driveway.

THIS A GENEROUS SIZE FAMILY HOME WHERE VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ITS OVERALL SIZE, LAYOUT AND POSITION.

On the Ground floor, there is a Porch Entrance being double glazed with 2 top opening windows, doubled entrance doors, tiled floor and part double glazed UPVC door to

Reception Hall having radiator with cover stairs to 1st floor with spindle balustrade and doors leading off.

There is a Guest Cloakroom having an ivory coloured suite with WC, basin and cupboard below, obscure UPVC double glazed window to Porch, part tiled walls and chrome ladder radiator.

There is a Lounge, to the front, having a mantel fireplace with hearth and inset fire, UPVC double glazed bay window, 2 radiators with covers and part glazed doors to the Dining Room.

The separate Dining Room is located in the middle and has a radiator with cover, door to Kitchen and double glazed patio door leading to the rear Conservatory.

The Conservatory has a brick base with UPVC double glazed frame having top opening windows, double doors to Garden, laminate floor and radiator with cover.

There is a Kitchen having a range of maple style wall/base cupboards, worktops, sink and mixer tap, built-in oven, ceramic hob with cooker hood over, UPVC double glazed rear window, tiled floor, Cupboard (with Baxi gas central heating boiler), appliance space, recessed ceiling lights and door leading off to Sitting Room.

There is a generous size Sitting Room having side and rear UPVC double glazed doors to Garden, corner brick fireplace with raised hearth and log burner (this is linked to the heating and hot water), laminate floor, recessed to ceiling lights, radiator and door to Garage.

On the 1st Floor, there is a Landing having spindle balustrade to stairs, UPVC double glazed side window, loft access (with ladder), Airing Cupboard (with tank) and doors to 4 Bedrooms and Bathroom.





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Bedroom 1 is located to the front having a UPVC double glazed bay window, radiator, built-in double wardrobe with sliding mirror doors and door to its own refitted En-suite having a white suite with large shower cubicle having sliding screen door and waterfall shower, basin and vanity cupboard below, combined WC with concealed cistern, chrome ladder radiator, part tiling and obscure UPVC double glazed side window.

Bedroom 2 has a UPVC double glazed window, radiator and built-in double wardrobe with sliding mirror doors.

Bedroom 3 has a UPVC double glazed window, radiator, laminate floor and built-in double wardrobe with sliding mirror doors.

Bedroom 4 has a UPVC double glazed window, stairhead with shelving, radiator and large wardrobe with sliding mirror doors.

There is a refitted bathroom having a modern white suite, including bath, WC with concealed cistern, semi recessed basin with vanity cupboard below, chrome ladder radiator, part tiling and obscure UPVC double glazed side window.

There is a large Garage with electric up and over door, worktops and cupboards, side obscure UPVC double glazed window and having basin with cold water tap.

The Rear Garden has a patio with covered decked area, lawn with borders and 2 sheds. Opens round to the Side Garden having 3 greenhouses, gravel area and pathway, side covered decked area and Additional Area, towards the front, having feature pond and rockery, log stores and further shed. There is a pedestrian with gate to the front Driveway and additional gated Driveway.

At the front there is a paved entrance area/rockery with gravel and shrub planting and Tarmac Driveway with block edging.



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FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.

Within, or within 20 metres of, the property boundary there are mine entries. We understand that these were treated and stabilised by grout injection in 1990. Previous Coal Mining Report & Letter available.

Porch, Hall & Guest Cloakroom

Lounge: 18'7" max x 11'8"
(5.66m x 3.55m)

Dining Room: 12'10" x 9'
(3.91m max x 2.76m)

Conservatory: 10'1" x 8'7"
(3.08m x 2.62m)

Kitchen: 15'5" max x 9'11"
(4.70m x 3.03m)

Sitting Room: 14'11" x 14'3"
(4.56m x 4.35m)

Landing

Bedroom 1: 13'3" max x 12'2"
(4.04m x 3.72m)

En-Suite: 8'5" x 4'6"
(2.56m x 1.38m)

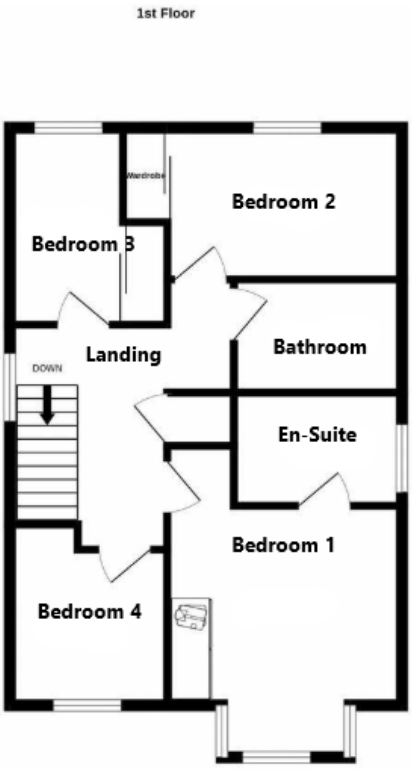
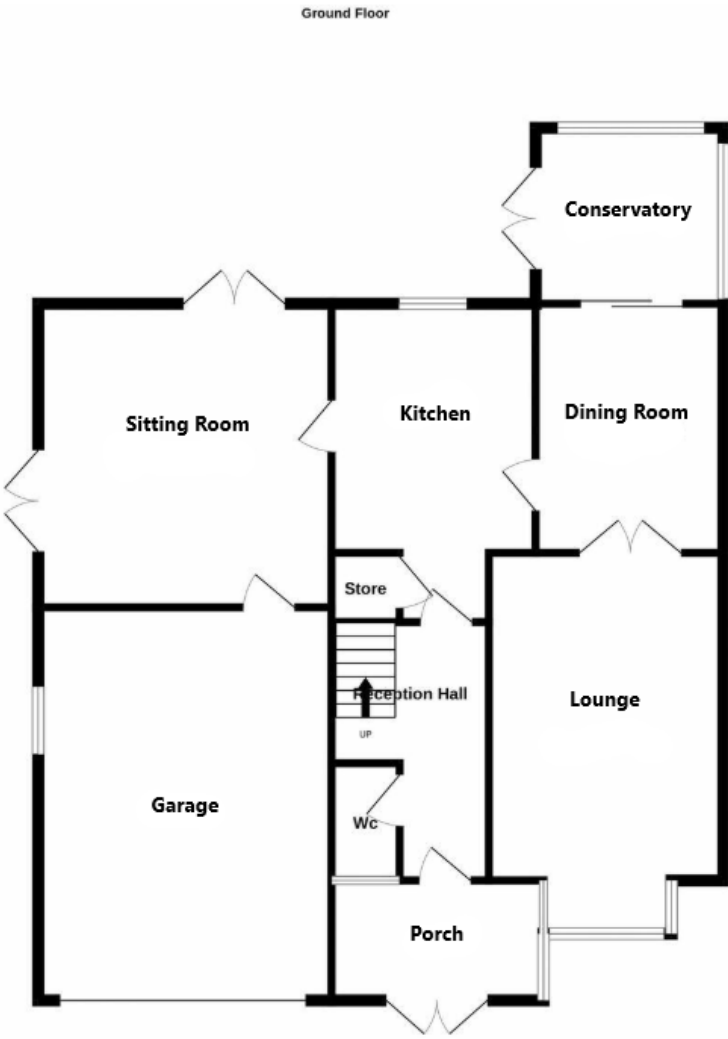
Bedroom 2: 11'2" x 7'11"
(3.42m x 2.42m)

Bedroom 3: 9'2" x 6'1"
(2.79m x 1.87m)

Bedroom 4: 9'9" x 7'2"
(2.99m x 2.18m)

Bathroom: 8'5" x 5'2"
(2.58m x 1.58m)

Garage: 17'7" x 15'5"
(5.36m x 4.70m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. Not to scale. Illustrative purposes only.
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.